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Sussex County

Planning & Zoning Commission

AGENDA

May 26, 2016

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 12, 2016

Old Business

CZ 1759 Osprey Point D, LLC

Application of Osprey Point D, LLC to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 126.8795 acres, more or less, land lying west of Old Landing Road (Road 274) 1.2 mile south of Warrington Road (Road 275) (911 Address: 20836 Old Landing Road, Rehoboth Beach, DE) (Tax Map I.D. # 3-34-18.00-83.00).

C/U #2047 Delmarva Petroleum Service

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for equipment storage and repair for a contracting business located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 4.972 acres, more or less. The property is located northeast of Clendaniel Pond Rd. (Rd. 38) approximately 700 ft. north of Fleatown Rd. (Rd. 224). (911 Address: 9483 Clendaniel Pond Rd., Lincoln). Tax Map I.D. 230-13.00-148.00

C/U #2048 Delaware Shore Equity, LLC

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a warehouse and office to receive and store HVAC equipment located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.457 acres, more or less. The property is located east of John J. Williams Hwy. (Rt. 24), 1,150 ft. southwest of Jolyns Way (Rd. 289). (911 Address: None Available). Tax Map I.D. 234-11.00-502.00



2016-5 Estates at Enchanted Woods – Eastern Shore Brothers, LLC

This is a major subdivision plan. The plan proposes to subdivide 15.56 acres +/- into 14 single family lots. The property is located on the south side of Huff Rd. approximately 0.78 miles west of Gravel Hill Rd. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 235-24.00-234.00 - 249.00 & 235-24.00-39.01

Waiver request for elimination of the 20' Landscape Buffer

**AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY,
CHAPTER 115 ("ZONING"), ARTICLE XXI ("SIGNS").**

Public Hearings

C/U #2049 Blue Claw, LLC

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a boat storage facility located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.5052 acres, more or less. The property is located southeast of Downs Landing Rd. (Rd. 313A) 235 ft. southwest of River Rd. (Rd. 312). (911 Address: 30842 Downs Landing Rd., Millsboro). Tax Map I.D. 234-34.00-298.01 & 292.00

2016-2- Estates at Cedar Grove – BDRP, LLC

This is a Major Subdivision for the creation of a cluster subdivision. The plan proposes to subdivide 70.23 acres +/- into 100 single family dwellings with private roads and open space. The property is located on the northwest side of Beaver Dam Rd. approximately 477 ft. south of Kendale Rd. Tax Parcel: 234-2.00-2.00. Zoning: AR-1 (Agricultural Residential District).

2016-7- Wanda Weber

This is a Major Subdivision plan. The plan proposes to subdivide 3.0129 acres +/- into 2 lots with a private road. The property is located at the southwest corner of Shadow Grove Rd. and Roxana Rd. (Rd. 17). Tax Parcel: 134-15.00-126.00. Zoning: AR-1 (Agricultural Residential District).

Waiver request for elimination of landscape buffer and from the street design standard.

Other Business

Midway Hotel on Brian Dr.

Preliminary Site Plan

Eurshall Miller Collision Center on Sussex Hwy.

Preliminary Site Plan

Ocean Seven on Coastal Hwy. (CU 1764)

Preliminary Site Plan

Pelican Point – Amenities (2013-6 & 2013-7)

Preliminary Site Plan

Lands of Virginia Young on Rehoboth Blvd.

Minor Subdivision off 50 ft. easement

Delaware Animal Products, LLC

Interpretation of Similarity in Use

Beachfire Brewery on Central Ave. (CU 2042)

Review of parking layout with Preliminary Site Plan as requested by County Council

Planning and Zoning Commission meetings can be monitored on the internet at

www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 18, 2016, at 10:49 am., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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